

**Town of Sand Lake  
Planning Board Minutes  
July 3, 2024**

The minutes, as follows, are intended to provide a general summary of the agenda items and Public Hearings. Quotes presented are not verbatim, nor is all discussion which occurred presented herein. This document should not be relied upon as a transcript of the actual proceedings. The transcript of this meeting has been recorded and is available at the Town Hall.

**CALL TO ORDER:** Ralph LaMontagna, began meeting at 7:00 PM

**MEMBERS PRESENT:** Ralph LaMontagna (RL), Edward Patanian (EP), Michael Slavin (MS)  
Rick Giolito (RG), Mary Ellen Trumbull (MET), Craig Crist, Esq. (CC)

**MEMBERS ABSENT:** Andrew Karl (AK), Arthur Herman (AH)  
Per Vice Chairman AK and AH are excused

**OTHERS PRESENT:** Kevin McGrath, Ali Sarfraz

**RECORDING CLERK:** Sarah Jones (SJ), Clerk for the Planning Board and ZBA

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE**

**Boundary Line Adjustment Application**

**Applicant:** Harry and Marlene Surprenant

**Donor:** Susan Ellnor

110 Roaser Rd

Sand Lake, NY 12153

**RR-** Rural Residential Zoning District

**AND**

**Receiver:** Harry and Marlene Surprenant

89 Roaser Rd

Sand Lake, NY 12153

**RR –** Rural Residential Zoning District

**Tax Map #:** 149.-1-29.12

**Original Lot Size:** 8.94 acres

**Proposed Lot Size:** 5.93 acres

**Tax Map #:** 149.-1-29.2

**Original Lot Size:** 25.46 ac

**Proposed Lot Size:** 28.47ac

Boundary Line Adjustment application from a from a donor parcel of 8.94 ac to donate 3.01 ac to a receiving parcel of 25.46 which will result in a donor parcel of 5.93 ac and a receiving parcel of 28.47 ac.

Kevin McGrath reviewed the Boundary Line Adjustment with the board explaining that this is a typically seen adjustment and the Surprenants own land on the northernly side of Rosser Rd and the Ellnors sold 3.01 acres to the Surprenants. Mr. McGrath said the Surprenants may wish to subdivide in the future but at this time only wish to merge the property into one tax ID rather than having two. RG confirmed that this Boundary Line Adjustment would create a Z hook.

With no additional questions from the board, RL motioned seconded by RG and unanimously approved to declare this a Type 2 action under SEQR.

RL motioned seconded by RG and all approved declaring the Town of Sand Lake be lead agency with no other involved or interested parties.

RL motioned seconded by MET and all approved the Sign Placement Application as presented.

**Sign Placement Application**

Rubia Sikandar/Fresh Fusion  
3561 NY 43  
West Sand Lake, NY 12196  
**HMU**-Hamlet Mixed Use

**Tax Map #:** 147.1-4-22  
**Lot Size:** .69 acres

A Sign Placement Application to seek approval post installation of a 32 sq' sign with no illumination

Ali Sarfraz presented the Sign Placement Application; he said this is a double-sided sign, but he is only using the side facing the road which is parallel to the building. CC confirmed that the sign was not illuminated.

With no additional comments or questions from the board RL motioned seconded by MET and all approved declaring the Town of Sand Lake be lead agency with no other involved or interested parties.

RL motioned seconded by RG and unanimously approved to declare this a Type 2 action under SEQR.

RL motioned seconded by MET and all approved the Boundary Line Adjustment application as presented.

**RESOLUTIONS**

**Site Plan Review Resolution for Lance Harting SPR 24-04**

RL motioned seconded by RG and all approved to waive the full reading of the Site Plan Review Resolution **SPR 24-04** for Harting

RL motioned seconded by MET and all approved the Site Plan Review Resolution **SPR 24-04** for Harting.

**DRAFT MINUTES FOR APPROVAL**

June 5, 2024-Due to inadequate quorum the approval of the minutes will be reviewed at another meeting.

**ADJOURNMENT**